

November 10, 2010

**ITEM NO. B12**

**AUTHORIZATION FOR THE CHICAGO HOUSING AUTHORITY TO ENTER INTO  
AN INTERGOVERNMENTAL AGREEMENT WITH THE HOUSING AUTHORITY OF  
COOK COUNTY TO PROVIDE HQS INSPECTIONS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement (“IGA”) with the Housing Authority of Cook County (“HACC”) for the CHA Housing Choice Voucher Program to perform unit inspections and determine reasonable rent for HACC’s *Riverdale Corner Elderly Housing*, which will allow HACC to comply with 24 CFR 983.59 and 24 CFR 983.103.

**FUNDING**

N/A

**Vendor:** Housing Authority of Cook County  
**Address:** 175 W. Jackson, Suite 350  
Chicago, IL 60604

**EXPLANATION**

The CHA and HACC both administer Project Based Voucher programs in Chicago and Cook County respectively. HACC, together with its instrumentality Turnstone, is developing a 52-unit project (the “Project”) in the City of Riverdale [*Riverdale Corner Elderly Housing*], of which seventeen (17) units will be designated with project based vouchers (the “PBV Units”). The CHA, under its Housing Choice Voucher (“HCV”) programs performs HQS unit inspections and determination of rent reasonableness, through an independent contractor, on units rented or to be rented by its HCV holders from private landlords

To comply with 24 CFR 983.59 and 24 CFR 983.103, which requires a housing authority to obtain independent HQS inspection services for project based units owned by the housing authority, HACC desires to enter into this IGA to allow CHA to serve as the independent entity to perform the HQS inspections and determine initial rent reasonableness for the PBV Units in the Project.

When requested by HACC, CHA will perform unit inspections pursuant to 24 CFR Part 982, HQS Special Requirements, and the *Inspection Process* as indicated by HACC’s Section 8 Administrative Plan. Also, during any initial inspection, and when requested by HACC, CHA will determine rent reasonableness. HACC will pay the CHA for the inspections performed as stated by the terms of the agreement.

Based on the foregoing, it is in the best interest of the CHA to authorize the Chief Executive Officer or his designee to give authorization for Chicago Housing Authority (CHA) to enter into an Intergovernmental Agreement with The Housing Authority of Cook County (HACC).

**RESOLUTION NO. 2010-CHA-153**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10<sup>th</sup>, 2010, entitled, “AUTHORIZATION FOR THE CHICAGO HOUSING AUTHORITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE HOUSING AUTHORITY OF COOK COUNTY”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into an Intergovernmental Agreement with the Housing Authority of Cook County (“HACC”) for CHA to perform unit inspections and to determine reasonable rent for HACC’s *Riverdale Corner Elderly Housing*, which will allow HACC avoid conflicts of interest as described under 24 CFR Part 983.59.

